









# welcome to

# **Knowles Lane, Bradford**

Perfect for first time buyers, growing families and investors is this three bedroom semi detached property combines convenience, comfort and good size outdoor space.













## **Entrance Hall**

# Lounge

12' x 18' 4" ( 3.66m x 5.59m )
With window to the front and radiator.

### Kitchen

7' 4" x 21' ( 2.24m x 6.40m )

Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, window to the front and patio doors to the rear.

## **Bedroom One**

10' 7" x 11' 9" ( 3.23m x 3.58m ) With window to the front and radiator.

# **Bedroom Two**

10' 9" x 10' 1" ( 3.28m x 3.07m )
With window to the side and radiator.

# **Bedroom Three**

9' 2" x 7' 3" ( 2.79m x 2.21m ) With window to the rear.

#### **Bathroom**

Comprises of bath and wash hand basin.

# W/C

Separate w/c.

## Outside

Driveway and lawn garden to the front, paved area to the side and enclosed garden to the rear.





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# **Knowles Lane, Bradford**

- Three bedroom
- Semi detached property
- Driveway
- Gardens to the front and rear
- £130,000

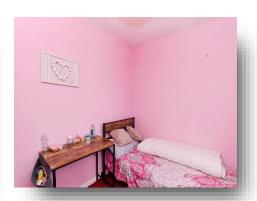
Tenure: Freehold EPC Rating: E

Council Tax Band: A

# £130,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/BDF116311



Property Ref: BDF116311 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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